

# COMMITTEE AMENDMENT FORM

DATE: 11/29/ 06

COMMITTEE      ZONING

PAGE NUM. (S) 3

ORDINANCE I. D. #06-O-2256

SECTION (S) 8

RESOLUTION I. D. #06-R-

PARA.

AMENDS THE LEGISLATION BY DELETING CONDITION # 4.

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ORDINANCE I. D. #06-O-2256

SECTION (S)

RESOLUTION I. D. #06-R-

PARA.

AMENDS THE LEGISLATION BY ADDING FIVE (5)  
CONDITIONS, ONE OF WHICH IS A NEW SITE PLAN DATED  
9/12/06 AS RECEIVED BY THE BUREAU OF PLANNING.

AMENDMENT DONE BY COUNCIL STAFF 11/29/06.

City Council  
Atlanta, Georgia

**06-O-2256**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**U-06-25**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of (Section 16-11.005 (1) (d) , of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for an **AMUSEMENT ARCADE AND GAME ROOM (BOWLING CENTER)** is hereby approved. Said use is granted to **BRUCE RICHARDSON**, and is to be located at **1959 Metropolitan Parkway, S.W.**, to wit:

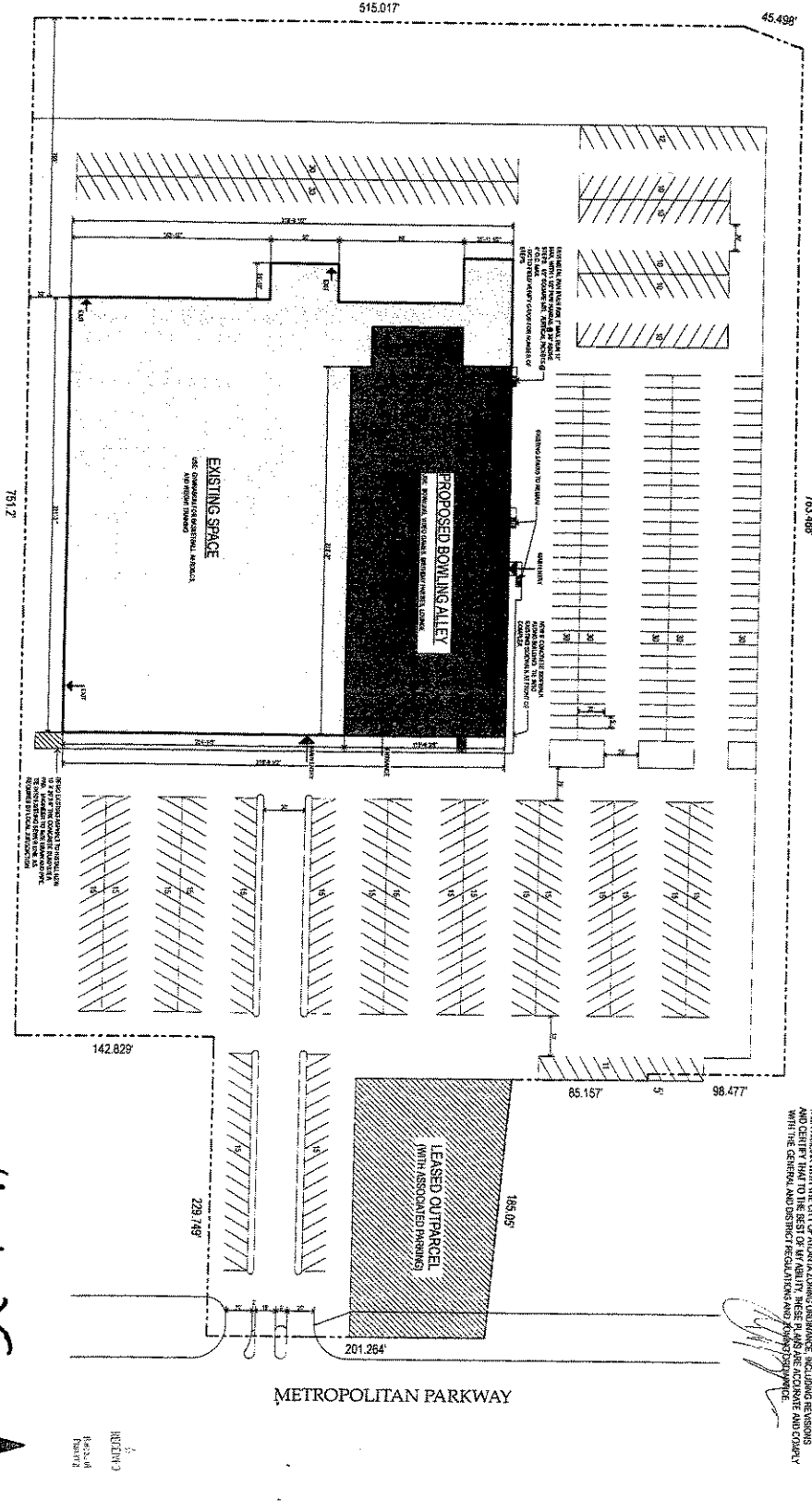
ALL THAT TRACT or parcel of land lying and being in Land Lot 103, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## **CONDITIONS FOR U-06-25 FOR 1959 METROPOLITAN PARKWAY**

1. Site plan similar too the site plan submitted to the Bureau of Planning on 9/12/06 titled "Metro Fitness Tenant Improvements" dated 9/11/06.
2. The special use permit is valid only as Bruce Richardson is the applicant.
3. The special use permit shall lapse five years from the date of approval of this ordinance.
4. Hours of operation shall be from 8:00 am to 2:00 am.
5. The facility shall designate separate areas for family use and general use.



4-06-25

### VICINITY SITE MAP

NAME \_\_\_\_\_

**ARCHITECTURAL SITE PLAN CALCULATIONS**  
 ZONING DISTRICT: RM-100  
 PARCELS: 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-

**NODUS, LLC**  
ARCHITECTURE  
60 HIGHLAND DRIVE  
ATLANTA, GEORGIA 30308  
TEL: 404-512-8667  
FAX: 404-512-8119  
WWW: 800-759-8122

CONSULTANTS

**Metro Fitness**  
**Tenant Improvements**  
Metropolitan Parkway  
Atlanta, Georgia

IT Group, LLC

Special Use Permit Plan

AS1.1

SHEET 3 OF 3

City Council  
Atlanta, Georgia

06- 0 -2256

AN ORDINANCE  
BY: ZONING COMMITTEE

U-06-25

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ALL THAT TRACT or parcel of land lying and being in Land Lot 103, 14<sup>th</sup> District Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

U-06-25

**PROPERTY DESCRIPTION**

**1959 STEWART AVENUE  
ATLANTA, GEORGIA**

**FEBRUARY 27, 1996**

Being part of the property lying in Land Lot 103 of the Fourteenth (14th) District of Fulton County, Georgia; said property being also part of the property described in a deed to Bruce L. Toups, Trustee and recorded among the Land Records of Fulton County, Georgia in Deed Book 11048, Page 434; and finally said property being all of that property as shown on a ALTA/ACSM Land Title Survey for Atlanta Urban Sports, Inc., Chicago Title Insurance Company and Bruce L. Toups, Trustee, prepared by W.K. Dickson & Company, dated December 14, 1995.

To find the True Point of Beginning, commence at a point forming the intersection of the Northerly right-of-way line of Lakewood Avenue and the Westerly right-of-way line of Stewart Avenue; thence leaving the said point and running with the said Westerly line of Stewart Avenue, North 00° 51' 39" East, 570.00 feet to a point; thence, North 00° 20' 37" East, 517.32 feet to a point; thence, North 00° 14' 27" East, 145.00 feet to the **True Point of Beginning**, said Point of Beginning being the Northeasterly most corner of the property of AutoZone, Inc. as described in a deed recorded among the aforesaid land records in Deed Book 18128, Page 297; thence, leaving the said Point of Beginning and the aforesaid line of Stewart Avenue and running

1. North 89° 07' 03" West, 229.79 feet to a ½ inch rebar found; thence,
2. South 00° 14' 27" West, 142.82 feet to a point; thence,
3. North 89° 07' 03" West, 751.55 feet to a point; thence,
4. North 00° 26' 28" East, 515.00 feet to a point; thence,
5. North 07° 43' 28" East, 45.50 feet to a point; thence,
6. South 89° 04' 26" East, 783.90 feet to a point; thence,
7. South 00° 20' 25" West, 100.05 feet to a point; thence,
8. South 89° 39' 35" East, 5.00 feet to a ½ inch rebar found; thence,
9. South 00° 20' 25" West, 85.00 feet to a point; thence,
10. South 00° 14' 27" West, 170.62 feet to a point; thence,
11. South 89° 16' 10" East 113.94 feet to a point; thence,
12. South 89° 27' 32" East, 21.03 feet to a point; thence,
13. North 74° 29' 26" East, 52.02 feet to a point on the aforesaid line of Stewart Avenue; thence, running with the said line
14. South 00° 14' 27" West, 76.26 feet to the Point of Beginning, containing 450,008 square feet or 10.3308 acres of land, more or less.



Property is subject to all easements and rights-of-way, recorded and unrecorded.

RCS# 660  
10/16/06  
4:16 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 06-O-2253,2254,2255,2256,2257,2258,2259  
2260,2261,2262,2263  
REFER ZRB/ZON

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 2

Y Smith	Y Archibong	B Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	B Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE